

142.0

0002

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,058,100 / 1,058,100
USE VALUE: 1,058,100 / 1,058,100
ASSESSED: 1,058,100 / 1,058,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71-73		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAY ROBERT & MARIA
Owner 2:	
Owner 3:	

Street 1: 73 NEWPORT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAY ROBERT & MARIA -

Owner 2: -

Street 1: 73 NEWPORT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2915 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5054		Sq. Ft.	Site		0	80.	1.13	9									457,298						457,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5054.000	596,100	4,700	457,300	1,058,100		91402
							GIS Ref
							GIS Ref
							Insp Date
							12/15/17

PREVIOUS ASSESSMENT								Parcel ID	142.0-0002-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	104	FV	596,100	4700	5,054.	457,300	1,058,100		Year end	12/23/2021
2021	104	FV	568,900	4700	5,054.	457,300	1,030,900		Year End Roll	12/10/2020
2020	104	FV	569,000	4700	5,054.	457,300	1,031,000	1,031,000	Year End Roll	12/18/2019
2019	104	FV	420,500	4700	5,054.	428,700	853,900	853,900	Year End Roll	1/3/2019
2018	104	FV	420,500	4700	5,054.	354,400	779,600	779,600	Year End Roll	12/20/2017
2017	104	FV	394,100	4700	5,054.	325,800	724,600	724,600	Year End Roll	1/3/2017
2016	104	FV	394,100	4700	5,054.	297,200	696,000	696,000	Year End	1/4/2016
2015	104	FV	350,700	4700	5,054.	291,500	646,900	646,900	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY ROBERT & MA	1217-11		1/25/2000	Family		1	No	No	
BECKER IRENE	1156-7		5/28/1996				No	No	F

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/15/2021	790	New Wind	20,000	C					12/15/2017	MEAS&NOTICE	HS	Hanne S					
7/11/2011	683	Re-Roof	6,500						1/26/2009	Measured	336	PATRIOT					
									11/29/1999	Mailer Sent							
									11/15/1999	Measured	256	PATRIOT					
									1/1/1982		CS						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:													
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:													
Prime Wall: 4 - Vinyl	Sec Wall: %	OthrFix:	Rating:															
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Good													
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:												
Color: BEIGE																		
View / Desir:																		
GENERAL INFORMATION				CONDOS INFORMATION														
Grade: C - Average				Location:														
Year Blt: 1916	Eff Yr Blt:				Total Units:													
Alt LUC:	Alt %:				Floor:													
Jurisdict:	Fact: .				% Own:													
Const Mod:				Name:														
Lump Sum Adj:																		
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Functional:				Additions:	No Unit	RMS	BRS	FL							
Prim Int Wal: 2 - Plaster				Kitchen:	1	8	3											
Sec Int Wall: %	Economic:	%	Baths:															
Partition: T - Typical	Special:	%	Plumbing:															
Prim Floors: 3 - Hardwood	Override:	%	Electric:															
Sec Floors: %	Total: 18.6 %		Heating:															
Bsmnt Flr: 12 - Concrete				General:	2	15	6											
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 2	% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 142.0-0002-0007.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700
More: N	Total Yard Items:	4,700		Total Special Features:												Total:	4,700	